

## **FACTSHEET**

**TITLE:** PRELIMINARY PLAT NO. 00021, HARTLAND HOMES EAST 1<sup>ST</sup> ADDITION, requested by Hartland Homes, Inc. and Hampton Enterprises, for 136 lots and one outlot, with requests to waive block length, lot depth abutting a major street and street approach platforms, on property generally located west of 84<sup>th</sup> Street and north of Old Cheney Road, at approximately 82<sup>nd</sup> & Old Cheney Road.

**STAFF RECOMMENDATION:** Conditional approval; approval of the waivers of lot depth abutting a major street and street approach platforms; and denial of the waiver of block length.

**ASSOCIATED REQUESTS:** Change of Zone No. 3272 (01-25); Change of Zone No. 3288 (01-26); Special Permit No. 1313A (01R-41); and Special Permit No. 1876 (01R-42).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 10/18/00  
Administrative Action: 10/18/00

**RECOMMENDATION:** Conditional Approval, as recommended by staff (9-0: Duvall, Krieser, Carlson, Steward, Hunter, Schwinn, Newman, Taylor and Bayer voting 'yes').

### **FINDINGS OF FACT:**

1. This preliminary plat is associated with Change of Zone No. 3288 (text amendment), Change of Zone No. 3272, Special Permit No. 1313A, and Special Permit No. 1876.
2. The Planning staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.7-8, concluding that the waiver of lot depth is appropriate given the circumstances and that the applicant widened the lots adjacent to the arterial street. The waiver of subdivision ordinance to eliminate the street connection to the adjacent property should be denied. As Public Works notes, "this corner property needs access per the subdivision ordinance. No additional street intersections with either 84th or Old Cheney will be allowed with development of the corner property." The property on the corner was proposed for a change of zone from AG to B-2 Planned Neighborhood Business. Regardless of the outcome of this change of zone, access should be provided to the adjacent property. Section 26.23.030 of the subdivision ordinance requires that "proper projection of streets from the subdivision into adjacent land" shall be made by the applicant. By not providing for a street to this lot, additional access points to the arterial streets would be too near to the intersection to meet standards. This could potentially impact the safety and traffic capacity of both arterial streets.
3. The applicant's testimony is found on p.12, including a request to amend Condition #1.1.2 regarding the street connection to the property to the south. The staff objects to the proposed amendment (See Minutes, p.12-13).
4. There was no testimony in opposition.
5. A motion to amend Condition #1.1.2 as requested by the applicant failed for lack of a second.
6. On October 18, 2000, the Planning Commission voted 9-0 to agree with the staff recommendation of conditional approval, as set forth in the staff report dated October 10, 2000.
7. On October 19, 2000, a letter reflecting the action of the Planning Commission and the conditions of approval was mailed to the applicant (pp.2-5).
8. The Site Specific conditions of approval required to be completed prior to scheduled this item on the Council agenda have been submitted by the applicant, approved by the reviewing departments and the revised site plan is attached (p.017).

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** February 5, 2001

**REVIEWED BY:** \_\_\_\_\_

**DATE:** February 5, 2001

**REFERENCE NUMBER:** FS\CC\FSP00021

October 19, 2000

ESP

Lyle Loth

4910 Normal Blvd., Ste. D

Lincoln NE 68506

Re: Preliminary Plat No. 00021  
HARTLAND HOMES EAST 1<sup>ST</sup> ADDITION

Dear Mr. Loth:

At its regular meeting on Wednesday, **October 18, 2000**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary subdivision, **Hartland Homes East 1<sup>st</sup> Addition**, located in the general vicinity of **west of 84<sup>th</sup> Street and north of Old Cheney Rd.**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:
    - 1.1.1 Provide the potential future lot layout for the adjacent lots to the west and southeast.
    - 1.1.2 Provide a street connection(s) to the property to the south, in order to conform to the subdivision ordinance of providing proper street projections into adjacent property, to the satisfaction of the Planning and Public Works and Utilities Department.
    - 1.1.3 In regards to the trail easement provide the following to the satisfaction of Parks and Recreation Department: 1) move the trail easement closer to the back of the lot lines in order to better conform to the design standards for grades for trail easements; 2) eliminate 90 degree turns in the easement; 3) add a note that the final location of trail easement will be made to the satisfaction of Parks and Recreation Department.
    - 1.1.4 Revise the grading plan in Outlot A to provide for the trail. Address if the trail and sidewalk in the ROW will function along Betty Lou Boulevard next to Outlot A.
    - 1.1.5 Outlot B must be platted as a lot due to the existing buildings on the lot.

- 1.1.6 Correct Note #11 to state “Lots 28 through 35, Block 1 can not be final platted until the full 60' width of Grand Oaks is dedicated to the public.”
- 1.1.7 Provide a pedestrian easement from the street to trail, as required by the subdivision ordinance, in lot 10 or 11, Block 2.
- 1.1.8 If the remaining portion of Lot 67 I. T. is to remain in separate ownership from Lot 64 I. T. to the north, note it as an outlot and that it will remain as open space.
- 1.1.9 Move the location of the Change of Zone to the back of the residential lots and Outlot A. A change of zone north of the southern 600 feet of Lot 64 I. T. is not necessary. Revise and provide a metes and bounds legal description for the Change of Zone to correspond to the preliminary plat.
- 1.1.10 Revise the street tree varieties and provide street trees along S. 84<sup>th</sup> Street and Old Cheney Road to the satisfaction of the Parks and Recreation Department.
- 1.1.11 Provide the utility easement requested by LES.
- 1.1.12 Revise the grading and drainage plan and provide drainage calculations to the satisfaction of the Public Works and Utilities Department. Correct the flood elevation if necessary. Prior to the calculations, the applicant needs to address the elevations on Lot 11, Block 2 which were below the flood elevation.
- 1.1.13 Revise the street grades and information about the improvements in adjacent 84<sup>th</sup> and Old Cheney Road to the satisfaction of the Public Works and Utilities Department.
- 1.1.14 Provide new street names for Lea Place and Andy Place.

2. The City Council approves of the following waivers and exceptions:

- 2.1 An exception to the design standards for street approach platforms.
- 2.2 A waiver to Section 26.23.140(a) to permit a lot depth reduction of 120 to 100 feet for lots abutting major streets.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.

- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
- 3.2.1 To submit to the Director of Public Works an erosion control plan.
  - 3.2.2 To protect the remaining trees on the site during construction and development.
  - 3.2.3 To pay all improvement costs except those costs the City Council specifically subsidizes
  - 3.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
  - 3.2.5 To continuously and regularly maintain street trees and landscape screens.
  - 3.2.6 To complete the private improvements shown on the preliminary plat.
  - 3.2.7 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
  - 3.2.8 To relinquish the right of direct vehicular access to Old Cheney Road and S. 84<sup>th</sup> Street, except as shown.
  - 3.2.9 To perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.
  - 3.2.10 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

Russell J. Bayer, Chair  
City-County Planning Commission

cc: Owner  
Public Works - Dennis Bartels  
LES  
Alltel Communications Co.  
Cablevision  
Fire Department  
Police Department  
Health Department  
Parks and Recreation  
Urban Development  
Lincoln Public Schools  
County Engineers  
City Clerk  
File (2)

## **LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.#:** Preliminary Plat #00021  
Change of Zone #3272  
Hartland Homes East 1<sup>st</sup> Addition

**Date:** October 10, 2000

**Note:** This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**PROPOSAL:** Preliminary Plat of 136 lots and one outlot with waivers of block length, lot depth abutting a major street and street approach platforms at approximately 82<sup>nd</sup> and Old Cheney Road.

Change of Zone #3272 from AG Agricultural to R-3 Residential approximately 630 feet north of Old Cheney Road and west of 84<sup>th</sup> Street.

### **GENERAL INFORMATION:**

<b>OWNERS:</b>	Hartland Homes, Inc. P. O. Box 22787 Lincoln, NE 68522	Hampton Enterprises 1660 S. 70 <sup>th</sup> Street, Suite 203 Lincoln, NE 68506
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**DEVELOPER:** Hartland Homes Inc.

**LOCATION:** Generally west of 84<sup>th</sup> Street and north of Old Cheney Road.

**LEGAL DESCRIPTION:** Lots 42, 43, 64, 65, 67, 83 and 108 Irregular Tracts in the southeast quarter of Section 10, Township 9 North, Range 7 East of the 6<sup>th</sup> P. M., Lincoln, Lancaster County, Nebraska.

**EXISTING ZONING:** R-3 Residential and AG Agricultural

**SIZE:** Preliminary Plat 70.5 acres more or less  
Change of Zone

**EXISTING LAND USE:** Mostly undeveloped land with three single family homes and an area for the temporary storage of construction equipment.

**SURROUNDING LAND USE AND ZONING:** To the north, east and west the zoning is R-3 Residential and is in the process of developing with a mix of single family and single family attached homes . To the south is Lincoln Christian School which is also zoned R-3 Residential.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 1994 Lincoln/ Lancaster County Comprehensive Plan designates this area as Urban Residential with an area along Antelope Creek designated as Parks and Open Space. The property at Glynoaks Drive and S. 84<sup>th</sup> Street, which will remain an outlot in the proposed plat, is designated as an Urban Village in the Plan.

### **HISTORY:**

The property was converted from A-1 Single Family Dwelling and A-A Rural and Public Use to R-3 Residential and AG Agricultural in the 1979 zoning update.

On **March 27, 1989**, City Council approved Special Permit #1313 on a portion of the property; this permit allowed the temporary storage of construction equipment.

On **July 15, 1996**, City Council approved Change of Zone #2991, which changed the zoning on a portion of the property from AG Agricultural to R-3 Residential.

The property is currently within the Corporate Limits of Lincoln. Portions were annexed in 1996, 1998 and 1999.

**ASSOCIATED REQUESTS:** Special Permit #1313 A Change of Zone #3288 and Special Permit #1876 for a child care facility. (Special Permit #1876 is also on the October 18<sup>th</sup> Planning Commission agenda, the other two items are scheduled for the November 1<sup>st</sup> meeting.)

**ANALYSIS:**

1. All of the proposed residential lots are shown by the applicant to be outside of the floodplain. However, the developer will need to address the impact of the proposed road crossing in the area of the preliminary plat. The Public Works and Utilities Department has the following comments on the floodplain impact of this proposal:

“No calculations have been submitted for the changes shown to the Antelope Creek Flood Plain and flood way. The Glynoaks Drive crossing of Antelope Creek will raise both the flood plain and flood way with the structures shown. Until a complete application including these calculations is submitted, this plat should not be forwarded to the Planning Commission. Major revisions to the plat may be required because of the flood plain/flood way requirements.”

2. The Public Works and Utilities Department has the following comments on the provision of streets to the adjacent property at the corner of 84<sup>th</sup> and Old Cheney Road:

“No access has been provided from the proposed street system in this plat to the property outside this plat at the corner of 84<sup>th</sup> and Old Cheney. This corner property needs access per the subdivision ordinance. No additional street intersections with either 84<sup>th</sup> or Old Cheney will be allowed with development of the corner property.”

3. The property on the corner was proposed for a change of zone from AG to B-2 Planned Neighborhood Business. It was approved by the City Council on a 4-3 vote, but then was vetoed by the Mayor. As of this date, the item is on pending before the City Council.

4. Regardless of the change of zone, access should be provided to the adjacent property. Section 26.23.030 of the subdivision ordinance requires that “proper projection of streets from the subdivision into adjacent land” shall be made by the applicant. Public Works notes that the adjacent property on the corner will not have an additional street intersection with Old Cheney Road or South 84<sup>th</sup> Street. By not providing for a street to this lot, additional access points to the arterial streets would have to be granted too near to the intersection to meet standards. This could potentially impact the safety and traffic capacity of both arterial streets.

5. The applicant has two lots that abut Old Cheney Road. Typically residential lots have their backyard to the arterial streets. Section 26.23.140 (a) requires that when lots are “abutting major streets” they must have 120 feet of lot depth. The proposed lots do not have back yards to the major street. The applicant has widened these lots by 20 feet in order to provide more distance from the arterial.

However, their depth is only 100 feet. The applicant has requested a waiver of the lot depth. This waiver is suitable, since the applicant has provided additional lot width rather than lot depth.

6. The applicant is proposing to develop Glynoaks Drive on the north edge of the plat as a wider street to collector street standards with 39 feet of concrete width in 72 feet of right-of-way. Glynoaks will function as a collector street with 72 feet of right-of-way from 70<sup>th</sup> to 84<sup>th</sup> Street.
7. The proposed width of the collector street meets the standards of the subdivision ordinance. However, in past discussions with the Police Department, they noted problems with speeding on streets with extra width. This street leads to Maxey Elementary School and will pass a neighborhood park. The applicant should consider possible changes to the preliminary plat in order to slow traffic speeds on this collector street.
8. The applicant is providing a 14 foot wide trail easement. The subdivision ordinance requirement is 14 feet for trail easements. In recent years the Parks and Recreation Department has requested 20 foot trail easements to accommodate a 10 foot wide trail and 5 feet of clear space on either side. However, the subdivision requirement is only 14 feet at this time. The applicant should consider providing a 20 foot wide easement in order to facilitate better use of the trail.

### **CONCLUSION:**

The waiver of lot depth is appropriate given the circumstances and that the applicant widened the lots adjacent to the arterial street. The waiver of subdivision ordinance to eliminate the street connection to the adjacent property should be denied. As Public Works notes, "this corner property needs access per the subdivision ordinance. No additional street intersections with either 84th or Old Cheney will be allowed with development of the corner property."

The property on the corner was proposed for a change of zone from AG to B-2 Planned Neighborhood Business. Regardless of the outcome of this change of zone, access should be provided to the adjacent property. Section 26.23.030 of the subdivision ordinance requires that "proper projection of streets from the subdivision into adjacent land" shall be made by the applicant. By not providing for a street to this lot, additional access points to the arterial streets would be too near to the intersection to meet standards. This could potentially impact the safety and traffic capacity of both arterial streets.

### **RECOMMENDATION:**

Change of Zone  
Preliminary Plat

Approval from AG Agricultural to R-3 Residential  
Approval, with the conditions listed on the following pages:  
Denial of the waiver of block length;  
Approval of waivers of lot depth abutting a major street and street approach platforms.

### **CONDITIONS:**

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)

- 1.1 Revise the preliminary plat to show:
- 1.1.1 Provide the potential future lot layout for the adjacent lots to the west and southeast.
  - 1.1.2 Provide a street connection(s) to the property to the south, in order to conform to the subdivision ordinance of providing proper street projections into adjacent property, to the satisfaction of the Planning and Public Works and Utilities Department.
  - 1.1.3 In regards to the trail easement provide the following to the satisfaction of Parks and Recreation Department: 1) move the trail easement closer to the back of the lot lines in order to better conform to the design standards for grades for trail easements; 2) eliminate 90 degree turns in the easement; 3) add a note that the final location of trail easement will be made to the satisfaction of Parks and Recreation Department.
  - 1.1.4 Revise the grading plan in Outlot A to provide for the trail. Address if the trail and sidewalk in the ROW will function along Betty Lou Boulevard next to Outlot A.
  - 1.1.5 Outlot B must be platted as a lot due to the existing buildings on the lot.
  - 1.1.6 Correct Note #11 to state "Lots 28 through 35, Block 1 can not be final platted until the full 60' width of Grand Oaks is dedicated to the public."
  - 1.1.7 Provide a pedestrian easement from the street to trail, as required by the subdivision ordinance, in lot 10 or 11, Block 2.
  - 1.1.8 If the remaining portion of Lot 67 I. T. is to remain in separate ownership from Lot 64 I. T. to the north, note it as an outlot and that it will remain as open space.
  - 1.1.9 Move the location of the Change of Zone to the back of the residential lots and Outlot A. A change of zone north of the southern 600 feet of Lot 64 I. T. is not necessary. Revise and provide a metes and bounds legal description for the Change of Zone to correspond to the preliminary plat.
  - 1.1.10 Revise the street tree varieties and provide street trees along S. 84<sup>th</sup> Street and Old Cheney Road to the satisfaction of the Parks and Recreation Department.
  - 1.1.11 Provide the utility easement requested by LES.
  - 1.1.12 Revise the grading and drainage plan and provide drainage calculations to the satisfaction of the Public Works and Utilities Department. Correct the flood elevation if necessary. Prior to the calculations, the applicant needs to address the elevations on Lot 11, Block 2 which were below the flood elevation.

1.1.13          Revise the street grades and information about the improvements in adjacent 84<sup>th</sup> and Old Cheney Road to the satisfaction of the Public Works and Utilities Department.

1.1.14          Provide new street names for Lea Place and Andy Place.

2.          The City Council approves of the following waivers and exceptions:

2.1          An exception to the design standards for street approach platforms.

2.2          A waiver to Section 26.23.140(a) to permit a lot depth reduction of 120 to 100 feet for lots abutting major streets.

General:

3.          Final Plats will be scheduled on the Planning Commission agenda after:

3.1          Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.

3.2          The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

3.2.1        To submit to the Director of Public Works an erosion control plan.

3.2.2        To protect the remaining trees on the site during construction and development.

3.2.3        To pay all improvement costs except those costs the City Council specifically subsidizes

3.2.4        To submit to lot buyers and home builders a copy of the soil analysis.

3.2.5        To continuously and regularly maintain street trees and landscape screens.

3.2.6        To complete the private improvements shown on the preliminary plat.

3.2.7        To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

3.2.8        To relinquish the right of direct vehicular access to Old Cheney Road and S. 84<sup>th</sup> Street, except as shown.

- 3.2.9 To perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.
- 3.2.10 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

Prepared by

Stephen Henrichsen, AICP  
Planning Department

**CHANGE OF ZONE NO. 3272;  
SPECIAL PERMIT NO. 1876;  
and  
PRELIMINARY PLAT NO. 00021,  
HARTLAND HOMES EAST 1ST ADDITION**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

October 18, 2000

Members present: Duvall, Krieser, Carlson, Steward, Hunter, Schwinn, Newman, Taylor and Bayer.

Planning staff recommendation: Approval of the change of zone; conditional approval of the preliminary plat, deferral of Special Permit No. 1313A, and conditional approval of Special Permit No. 1876.

Carlson moved to defer Special Permit No. 1313A, as requested by the staff, with continued public hearing and administrative action scheduled for November 1, 2000, seconded by Duvall and carried 9-0: Duvall, Krieser, Carlson, Steward, Hunter, Schwinn, Newman, Taylor and Bayer voting 'yes'.

**Proponents**

**1. Lyle Loth of ESP Engineers** testified on behalf of **Hartland Homes, Inc.**, the developer.

Loth agreed with all conditions of approval, except #1.1.2 of the preliminary plat dealing with providing access to the 6.2 acre site at the southeast corner of the project. There is currently an application to change the zone on that site to B-2 which is pending at City Council. If this corner were to develop either commercially or as a multi-family project, this developer believes that the routing of the traffic generated by either one of those projects through a single family neighborhood would not be appropriate. The better access would be a right-in right-out intersection on either or both of 84<sup>th</sup> and Old Cheney Road. If that corner is developed commercially or as multi-family we would not provide access in either location. If it were developed as single family residential, this applicant is agreeable to providing that access. Therefore, Loth submitted proposed revision to Condition #1.1.2:

Provide a street connection to the property to the south to the satisfaction of the Planning and Public Works & Utilities Departments provided that the property to the south is developed as single-family residential. If the property is developed as commercial or multi-family, no street connection will be required.

Hunter wondered whether this developer would have to give up a lot if that corner turned out to be residential, with a cul-de-sac on one side. Loth advised that a tentative layout showed the street coming in from the north off of Wendall Way and that street would take one lot. The fact that we would be creating two corner lots would require us to lose a second lot. With single family it would be one street down the center with a cul-de-sac terminating at the south end.

If the corner that is not part of this application does not have access into this development, Schwinn wondered whether that corner will only be allowed a right-turn in right-turn out because of the proximity to 84<sup>th</sup> and Old Cheney. Steve Henrichsen of Planning staff stated that if there is no access from this subdivision, then the City would be required to provide access to that corner from 84<sup>th</sup> or from Old Cheney Road. Schwinn wondered about a break in the median there. Dennis Bartels of Public Works would not recommend any medians there. The functional plans have been approved for 84<sup>th</sup> and Old Cheney and there are no median locations shown. The commercial area only adds more traffic to both those streets and it would not be the city's recommendation to put an additional median opening there. That is why Public Works has recommended residential zoning on that corner.

Schwinn suggested that if the applicant's amendment is used, traffic would have to go back through the neighborhood to go left. Bartels agreed that to be his concern. You would end up using the neighborhood street so it is not a good situation without access.

The staff does not support the proposed amendment to Condition #1.1.2.

Public hearing was closed.

**CHANGE OF ZONE NO. 3272**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

October 18, 2000

Duvall moved approval, seconded by Carlson and carried 9-0: Duvall, Krieser, Carlson, Steward, Hunter, Schwinn, Newman, Taylor and Bayer voting 'yes'.

**PRELIMINARY PLAT NO. 00021**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

October 18, 2000

Carlson moved to approve the Planning staff recommendation of conditional approval, seconded by Schwinn.

Duvall moved to amend to use the applicant's proposed amendment to Condition #1.1.2. Motion failed for lack of a second.

Motion for conditional approval as set forth in the staff report dated October 10, 2000, carried 9-0: Duvall, Krieser, Carlson, Steward, Hunter, Schwinn, Newman, Taylor and Bayer voting 'yes'.

**SPECIAL PERMIT NO. 1876**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

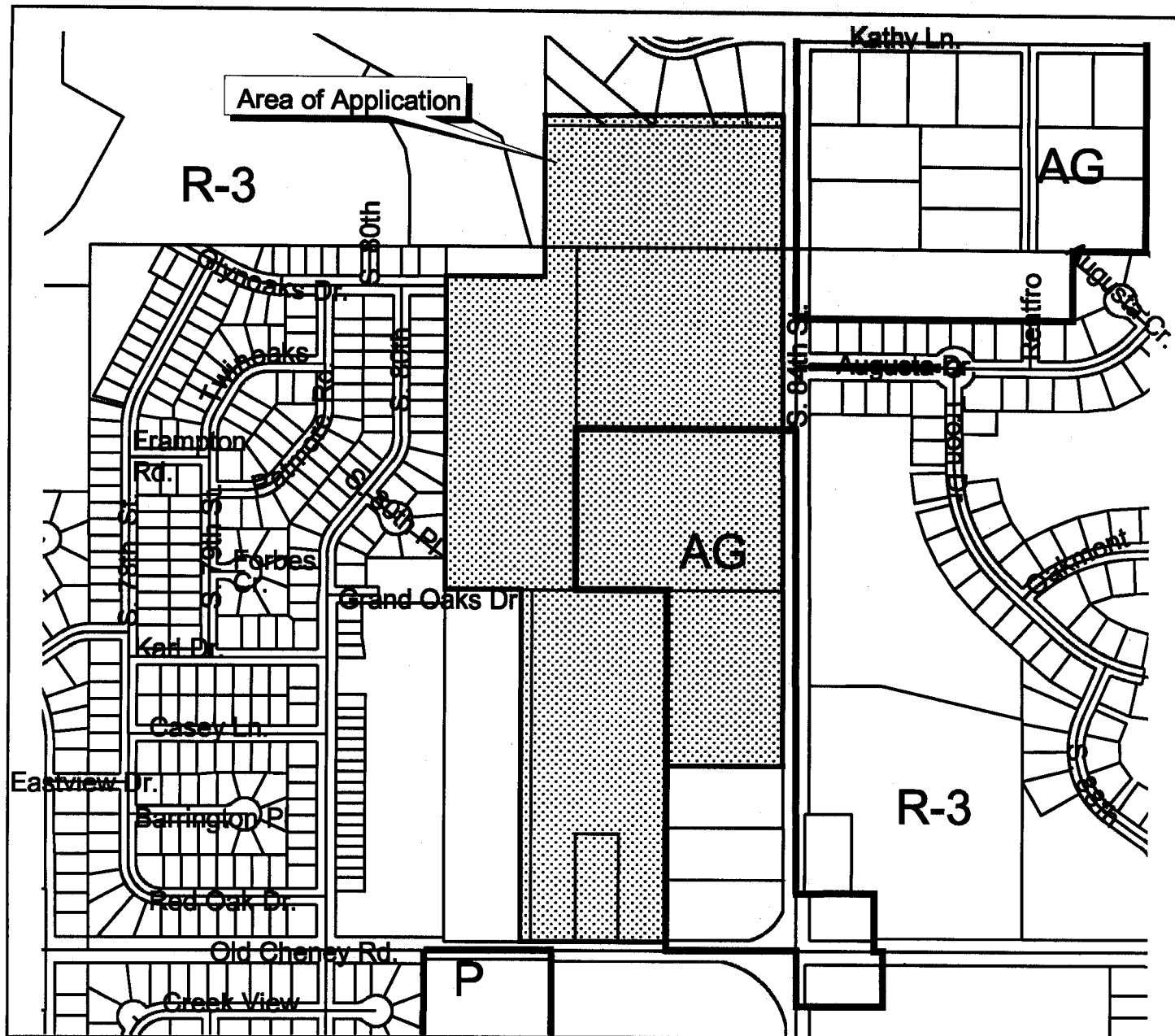
October 18, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, seconded by Duvall.

Hunter had a concern about the applicant's letter which reserves the right to apply for other special permitted uses, i.e. clubs. Henrichsen explained that the applicant is merely listing the permitted

special uses of the R-3 district. Anyone has the right to apply for those uses in the R-3 district. The clubs referred to include something like the American Legion, Elks, etc.

Motion for conditional approval as set forth in the staff report dated October 5, 2000, carried 9-0: Duvall, Krieser, Carlson, Steward, Hunter, Schwinn, Newman, Taylor and Bayer voting 'yes'.



# **Preliminary Plat #00021** **Hartland Homes East 1st Add**

## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

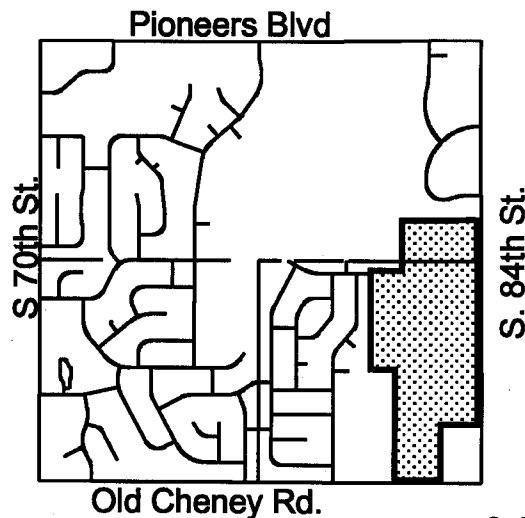
One Square Mile  
 Sec. 10 T9N R7E



Zoning Jurisdiction Lines



City Limit Jurisdiction



Sheet 1 of 5  
 Date:

015

Lincoln City - Lancaster County Planning Dept.



**Preliminary Plat #00021**  
**Hartland Homes East 1st Add**



Sheet \_\_\_\_\_ of \_\_\_\_\_

Date: \_\_\_\_\_

Photograph Date: 1999

016

Lincoln City - Lancaster County Planning Dept.

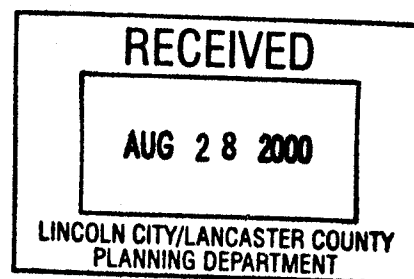


# M e m o r a n d u m

**To:** Ray Hill, Planning Department  
**From:** ~~Ray~~ Dennis Bartels, Public Works and Utilities  
**Subject:** Hartland Homes East 1st Addition Revised Preliminary Plat  
**Date:** August 21, 2000  
**cc:** Allan Abbott, Roger Figard, Virendra Singh, John Huff, Lynn Johnson

Public Works has reviewed the revised Preliminary Plat at the northwest corner of 84th and Old Cheney and has the following comments:

1. The revised plat as submitted does not address several of the concerns and requirements listed in my first review. No access has been provided from the proposed street system in this plat to the property outside this plat at the corner of 84th and Old Cheney. This corner property needs access per the subdivision ordinance. No additional street intersections with either 84th or Old Cheney will be allowed with development of the corner property. No calculations have been submitted for the changes shown to the Antelope Creek Flood Plain and flood way. The Glynoaks Drive crossing of Antelope Creek will raise both the flood plain and flood way with the structures shown. Until a complete application including these calculations is submitted, this plat should not be forwarded to the Planning Commission. Major revisions to the plat may be required because of the flood plain/flood way requirements.
2. The proposed water system and sewer system are satisfactory for the plat as submitted.
3. None of the drainage comments have been addressed.
4. The proposed plat does not match functional plans for 84th Street and Old Cheney Road. The revised location of the median opening has been moved west along Old Cheney. The new location is satisfactory if the new location can be coordinated with the Lincoln Christian Drive south of Old Cheney.  
The proposed median opening in 84th Street at Wendell Way is not shown on the 84th Street functional plans. Public Works objects to a median opening 800' from a major intersection like 84th and Old Cheney. A right turn in and out intersection is acceptable, but not a median opening.  
The grading adjacent to 84th and to Old Cheney needs to match the future project grading.



**interoffice**  
M E M O R A N D U M

**to:** Ray Hill, Planning  
**from:** Rachel Martin, Parks and Recreation  
**subject:** Hartland Homes East 1st Addition Preliminary Plat  
**date:** August 15, 2000

Parks and Recreation Department staff have reviewed the above referenced development proposal and have the following comments.

- 1) Future residents will have access to outdoor recreation activities and open space at Phares Park located immediately north of the proposed plat.
- 2) The developer is requested to grade the platform for the future bike path in conjunction with the plat. Grading should be compatible with residential grades and adhering to trail standard of 10' wide, 5" thick concrete. The proposed trail alignment should be revised to eliminate 90 degree bends. (The radius on horizontal curves should be a minimum of 25'.)
- 3) Designated street trees have been changed as follows:
  - Barrington Road - Autumn Purple Ash
  - Wendall Way - Emerald Lustre Norway Maple
  - Andrew Place - Donald Wyman Crab
  - Lea Place - Chanticleer Pear
  - Glynoaks Drive - Skyline LocustPlease provide a revised landscape plan.

Please phone me at 441-7936 with any questions or comments.